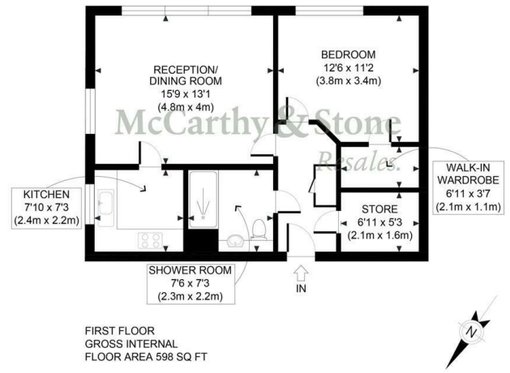
Excellent

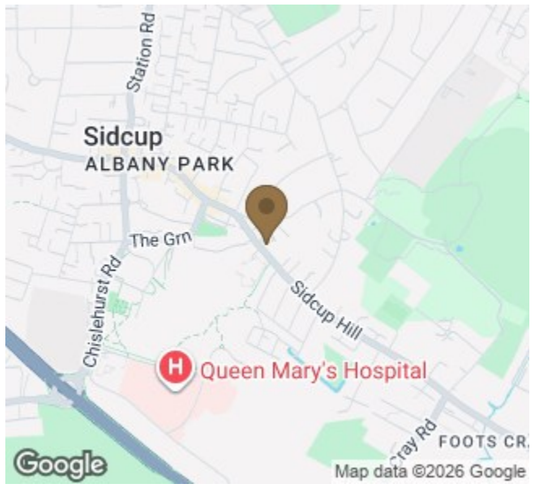
Trustpilot

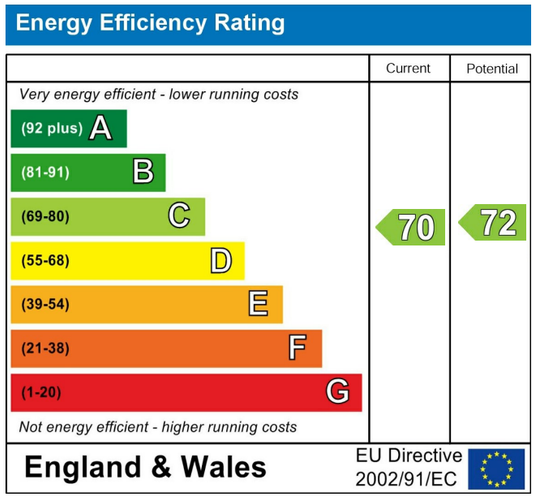
McCarthy & Stone
Resales.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 598 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 598 SQ FT / 56 SQM	Kingswood Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/10/26
	photoplan





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







32 Kingswood Court

47-51 Sidcup Hill, Sidcup, DA14 6FH

1 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 32 Kingswood Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £199,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautiful landscaped gardens with seating areas
- Communal lounge for social events
- Very convenient for all local amenities
- Bus routes and Sidcup station close by
- Lift to all floors
- House Manager on site during office hours
- Laundry room
- Mobility scooter store with charging points
- Modern well appointed apartments
- Friendly and welcoming community

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Kingswood Court, Sidcup

1 | 1 | Asking price £199,500

Kingswood Court
Kingswood Court is a stylish retirement development built by McCarthy & Stone comprising 49 one and two bedroom apartments exclusively for the over 60's.

McCarthy & Stone retirement living offers homeowners convenient access to on-site support facilities while still enabling them to maintain their independence.

Located in the heart of Sidcup, Kingswood Court is close to local shops, supermarkets, restaurants, cafes and bars.

There are excellent bus routes and Sidcup railway station is less than a mile away offering excellent connections into London.

Access to the M25 Motorway network is just a short drive allowing swift access to Gatwick, Heathrow and Stanstead airports with Luton airport being just a little further.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Apartment Overview
Occupying a desirable third-floor position within Kingswood Court, this modern and well-appointed apartment enjoys a pleasant primarily south-facing aspect and is conveniently situated close to the lift.

The property offers a generous-sized dual aspect living room providing a comfortable and welcoming space with easterly and southerly windows this room is beautifully bright and airy.

The contemporary kitchen is well equipped with a comprehensive range of fitted units and integrated appliances, providing a practical and stylish space for everyday use.

The spacious double bedroom benefits from a walk-in wardrobe, offering excellent storage, while the modern bathroom is fitted with a walk-in level-access shower and contemporary sanitaryware.

Further useful storage is provided by a walk-in airing cupboard/store, adding to the apartment's excellent practicality.

Overall, this is a well-presented and conveniently positioned apartment, combining modern accommodation, generous living space, excellent storage and the added benefit of a southerly aspect.

Car Parking Permit Scheme subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at Kingswood Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £3629.37 per annum.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold
999 years from 06/01/2015
Ground rent : £495
Ground rent review: 2030

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













